

OFFERING MEMORANDUM



**5321 CAMERON STREET
LAS VEGAS, NV 89118**

MULTI-USE FACILITY
FOR EVENTS,
PRODUCTION, KITCHEN
& WAREHOUSE



EXECUTIVE SUMMARY

Live events, studio production, commercial kitchen, refrigeration, and warehouse – all at a prime Las Vegas location. 5321 Cameron Street is a fully customized, meticulously maintained property situated on 1.2 acres in the fast-growing Southwest Las Vegas industrial corridor.

This 20,980 sq ft facility features state-of-the-art infrastructure including a professional-grade industrial kitchen, large warehouse, dedicated office spaces, and a fully equipped event center with advanced sound, lighting, and video capabilities.

What sets this property apart is its rare and valuable combination of licenses—including full bar, live entertainment, catering, and banquet permissions—typically held by major casinos. Zoned M-1 for light manufacturing, the facility is ideal for food prep and catering operations, entertainment production, live events, and logistics.

This is a turnkey, ready-to-operate asset with strong appeal to buyers in the entertainment, culinary, and production industries.



PROPERTY OVERVIEW

OFFERING PRICE	\$9,500,000
BUILDING SQFT	20,980
YEAR BUILT	1998
MAJOR UPGRADES IN YEARS	2015, 2021, 2025
LOT SIZE (ACRES)	1.2
PARCEL ID	162-30-301-020
COUNTY	CLARK
ZONING	M-1 LIGHT MANUFACTURING
TAX AMOUNT	\$22,757.31
TAX YEAR	2025

USE POTENTIAL & FUNCTIONS



This multi-use facility supports a wide variety of operations:

Entertainment & Events: Live music, concerts, weddings, receptions, film premieres, esports, charity events, and private parties

Film & Production: Studio shoots, post-production, livestreams, podcasts, and music videos supported by professional AV systems

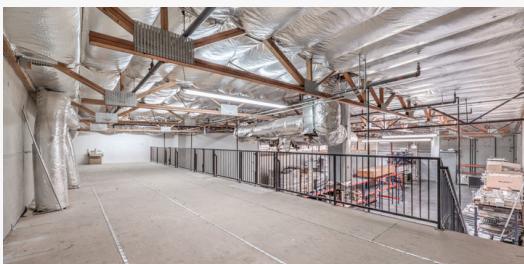
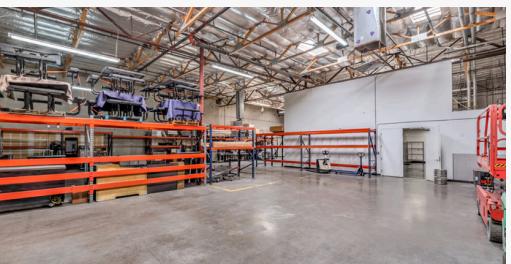
Catering & Culinary Events: Ideal for large-scale food production, off-site catering, and pop-up culinary events, all supported by a commissary-approved kitchen

Warehouse & Storage: 5,771 sq ft of racked warehouse space with 960 sq ft mezzanine and loading access

Administrative & Office Use: Three offices, breakroom, and a surveillance room offer business support and flexibility for tenant operations

KEY INVESTMENT HIGHLIGHTS

- **Prime Location:** Southwest Las Vegas with easy access to Strip, stadiums, and highways
- **Zoning:** M-1 Light Manufacturing
- **Size:** 1.2-acre lot | 20,980 sq ft building
- **Licensing:** Full bar, live entertainment, banquet, catering, and outdoor dining/drinking licenses
- **Infrastructure:** Professional kitchen, event center, warehouse, offices, surveillance & POS systems
- **Turnkey Sale:** Includes extensive furniture, fixtures, and equipment (FF&E)
- **Occupancy Ready:** Move-in and operate immediately
- **Low Vacancy Market:** 2.8% industrial vacancy rate



WAREHOUSE + MEZZANINE

Warehouse Space

- **Size:** 5,771 sq ft
- **Storage:** Racked with pallet storage systems
- **Access:** Forklift accessible
- **Additional Space:** 960 sq ft mezzanine for overhead storage
- **Utilities:** Industrial-grade power, ventilation, and infrastructure

Perfect for equipment storage, catering logistics, event setup, or fulfillment operations.



OFFICE & SUPPORT AREAS

Office and Admin Features

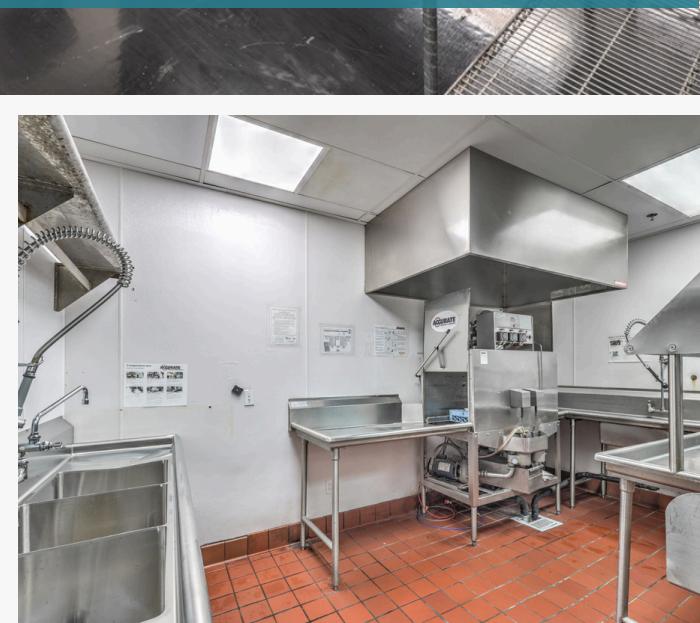
- **Total Office Space:** 617 sq ft
- **Rooms:** 3 private offices
- **Additional Facilities:** Breakroom, surveillance room & 225 sq ft utility room
- **Use:** Staff headquarters, production support, admin operations
- **Connectivity:** Wired and Wi-Fi-ready infrastructure

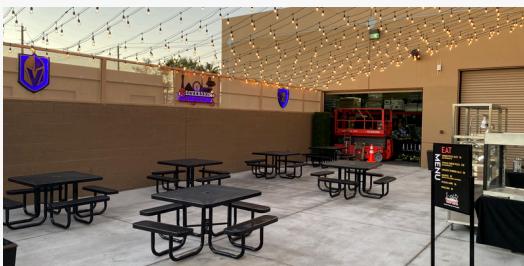
INDUSTRIAL KITCHEN



Industrial Kitchen Specifications

- **Size:** 3,883 sq ft
- **Zoning:** Commissary approved
- **Hood:** 30-ft Ansul fire suppression system
- **Extensive Cold Storage:** 3 walk-in coolers (2 forklift accessible), 2 freezers
- **Use Cases:** Food prep, food truck, catering, storage, and event support
- **Condition:** Clean, fully operational, and code-compliant





EVENT SPACE

Event Center Overview

- **Size:** 9524 sq ft plus 1600 sq ft outdoor space
- **Capacity:** 606
- **Parking:** 124 spaces plus ample offsite parking
- **Stage:** Modular 24' x 16' stage with expansions
- **Bar:** 33-ft programmable LED bar
- **Video/Media:** 3 video walls, 40 mounted TVs, 3 portable outdoor TVs
- **Outdoor Space:** Sound-wired yard for open-air events

TECHNOLOGY

Technology Infrastructure

- **Internet:** 500 Mbps up/down (upgradeable to 2 Gbps)
- **Sound:** Bose Concert Series sound system
- **Lighting:** Robe concert lighting, geysers, lasers
- **Video:** Roland video switcher, Midas M32 digital mixer
- **Surveillance:** 90-camera Hikvision system w/ 24 TB storage

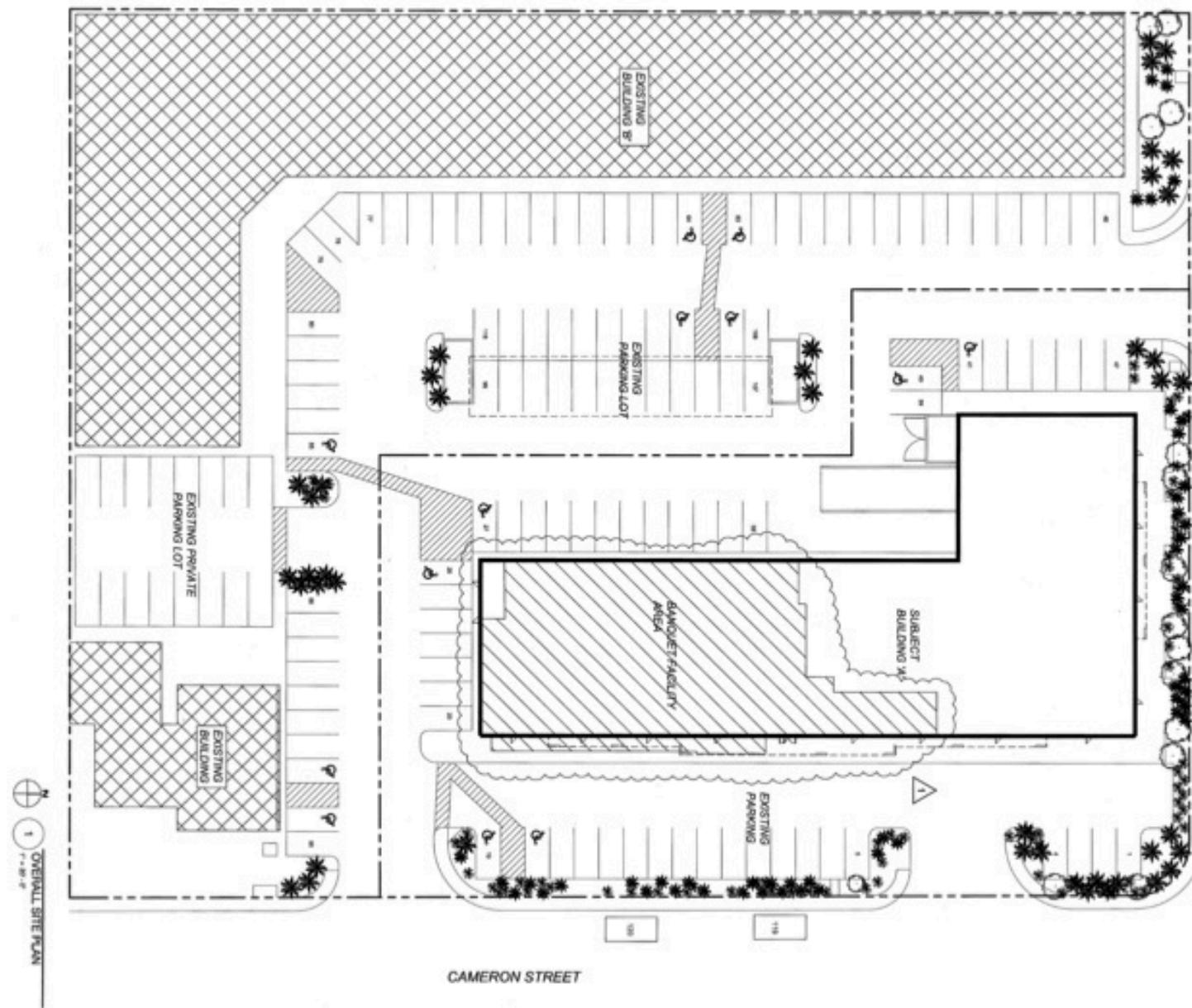




PLOT PLAN

1.2 ACRES

METICULOUSLY LANDSCAPED



5321 CAMERON STREET, LAS VEGAS, NV 89118



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EXCLUSIVELY PRESENTED BY

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